GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration And Urban Development (CRDA) Department - Allotment of additional extent of Ac.268.00 Cts in S3 Zone to District Collectors i.e., Ac. 100.00 Cts. to District Collector, Guntur and Ac. 168.00 Cts. to NTR District Collector for "Navaratnalu–Pedalandariki Illu Programme" - Orders–Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (CRDA.2) DEPARTMENT

G.O.Ms.No.59 **Dated.09.05.2023**

Read the following:-

1. G.O.Ms.No.45, MA&UD(CRDA) Dept., Dt.31.03.2023.
2. From the Commissioner, APCRDA, File No. MAU61-EE0EST (LDAL)/ 8/ 2022, Dt:09.05.2023.

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ORDER:

In the ref. 1st read above, Government have accorded permission to the Commissioner, APCRDA to handover the allotted lands to an extent of Ac.550.65 Cts. and Ac.583.93 Cts. totaling to Ac.1134.58 Cts. to the District Collectors of Guntur & NTR Districts respectively for allotment of land to EWS housing under Navaratnalu –Pedalandariki Illu Programme, the details are tabulated as follows-

Sl. No	District	Extent of land to be allotted (Acres)
1	NTR	583.93
2	Guntur	550.65
	Total	**1134.58**

2. Now, the Commissioner, APCRDA has stated that the District Collector, NTR District has informed that 20,684 beneficiaries are accommodated in the allotted extent of Ac.583.93 Cts. and requested for allotment of additional land of Ac.168.00 Cts for the 6055 balance beneficiaries.

3. The Commissioner, APCRDA has further stated that the District Collector, Guntur District, has informed that 19818 beneficiaries are accommodated in 10 layouts in an extent of Ac.529.04 Cts. out of Ac.550.65 Cts. allotted extent and further requested for allotment of additional land of Ac.100.00 Cts for the 3417 balance beneficiaries. The details of previously allotted land and additional requirement as detailed below:

Name of the District	**Previously allotted land**	**Additional land requirement**
NTR	583.93	168
Guntur	550.65	100
Total	**1134.58**	**268**

4. He has further stated that as per the Standing Order No. 3 the weighted average Base Price at an overall city level is approximately 4.1 Crore (INR Cr) per acre. The Reserve price for Affordable Housing/ EWS is 25% of the Base Price. Later, as per the 33rd Authority Meeting Resolution No.449/2023, Dt:03.04.2023, the Reserve Price was revised to 6% for the sub-category of Afordable Housing/ Economically Weaker Sections (EWS).

5. The Commissioner, APCRDA has submitted the Village wise extents of additional land proposed in S3 Zone for allotment for EWS house sites to Guntur and NTR Districts under Navaratnalu – Pedalandariki Illu is as follows::

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Village wise extents of Additional land allotment for EWS house sites to Guntur and NTR Districts.				
Sl. No.	**Block Area**	**Village**	**Extent allotted in Ac.**	**Name of the allotted District**
1	22.52	Borupalem	2.05	NTR
2		Pichikalapalem	20.47	
3	81.09	Pichikalapalem	81.09	
4	64.39	Ananthavaram	64.39	
		Sub Total for NTR Dist.	**168.00**	
5	100	Nekkallu	100.00	Guntur
		Sub Total for Guntur District	**100.00**	
		Grand Total	**268.00**	

6. The Commissioner, APCRDA has also stated that LASC Committee Meeting was held on 09.05.2023. The committee examined the additional requirement of land proposals received from the Collectors of NTR and Guntur Districts, after deliberations at length, has recommended the following :-

> "The Commissioner, APCRDA is requested to send the proposal for examination and approval of the Government for allotment of additional land in S3 Zone on free hold basis for EWS housing purpose under "Navaratnalu–Pedalandariki Illu Programme" to an extent of Ac. 100.00 Cts. for Guntur District and Ac.168.00 Cts. for NTR district i.e., total extent of Ac. 268.00 Cts. of land to the District Collectors, Guntur &NTR Districts respectively as detailed in the above table, subject to payment of Rs. 24,60,000/- per acre (Rupees Twenty Four Lakhs Sixty Thousand Only) to APCRDA towards Reserve Price which is 6 % of the Base Price of Rs. 4.1 Crore as per the 33rd Authority Meeting Resolution No. 449/2023, Dt: 03.04.2023."

7. The Commissioner, APCRDA while enclosing the village wise extents of additional land allotment for EWS house sites to Guntur and NTR Districts under Navaratnalu – Pedalandariki Illu has requested the Government to issue orders as per 6.5.3 of Land Allotment Regulations, 2017 (G.O.Ms.No.229, MA&UD (CRDA.2) Department Dt:15.06.2017) read with Section 130 of APCRDA Act, for allotment of additional extent of Ac.268.00 Cts in S3 Zone to District Collectors i.e., Ac. 100.00 Cts. to District Collector, Guntur and Ac. 168.00 Cts. to NTR District Collector for "Navaratnalu–Pedalandariki Illu Programme" on payment of Rs.24,60,000/- per acre (Rupees Twenty Four Lakhs Sixty Thousand Only) by Revenue Department to APCRDA towards Reserve Price which is 6 % of the Base Price of Rs.4.1 Crore as per the 33rd Authority Meeting Resolution No. 449/2023, Dt: 03.04.2023."

Sl. No.	District	Extent of land to be allotted (in Ac.) in S3 Zone	Total Reserve Price (@6% of Base price) Rs in Crore payable by Revenue Department
1	NTR	168.00	41.33
2	Guntur	100.00	24.60
	Total	**268.00**	**65.93**

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8. In the circumstances reported by the Commissioner, APCRDA vide ref. 2nd read, Government after careful examination hereby accord permission to the Commissioner, APCRDA for allotment of additional land to an extent of Ac.268.00 Cts in S3 Zone of APCRDA to the District Collectors i.e., Ac. 100.00 Cts. to District Collector, Guntur district and Ac. 168.00 Cts. to the District Collector, NTR district for "Navaratnalu–Pedalandariki Illu Programme", pending receipt of payment of the reserve price by the Revenue Department as per the Resolution No. 449/2023, Dated 03.04.2023 of the Authority (APCRDA).

9. The Commissioner, Andhra Pradesh Capital Region Development Authority (APCRDA) shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To

The Commissioner,
Andhra Pradesh Capital Region Development Authority,
Vijayawada.
The Collector & District Magistrate, Krishna
The Collector & District Magistrate, Guntur

Copy to

The Additional Secretary to Hon'ble Chief Minister
The OSD to Hon'ble Minister for MA&UD
The PS to Chief Secretary
The PS to Principal Secretary to Government, Revenue Department.
The PS to Secretary to Government, MA&UD Dept.,

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SECTIONOFFICER